EDWARDS
ESTATE AGENTS

GOLF LINKS ROAD

FERNDOWN, BH22 8FQ

GUIDE PRICE £455,000

- PRESTIGIOUS LOCATION
- STUNNING GROUND FLOOR APARTMENT
- SOUGHT AFTER LOCATION
- SECURE GATED DEVELOPMENT
- UNDERFLOOR HEATING
- 2 DOUBLE BEDROOMS
- OPEN PLAN LOUNGE, KITCHEN, DINING ROOM & UTILITY
- PRIVATE PATIO & GARDEN OFF LIVING SPACE
- ENSUITE SHOWER ROOM
- GARAGE & VISITOR PARKING

Located in the prestigious GOLF LINKS ROAD, Ferndown, this stunning GROUND FLOOR APARTMENT offers a blend of modern luxury and comfort within a SECURE GATED DEVELOPMENT completed in 2018. With only 11 apartments in the building, this impeccably presented two-bedroom residence is a rare find.

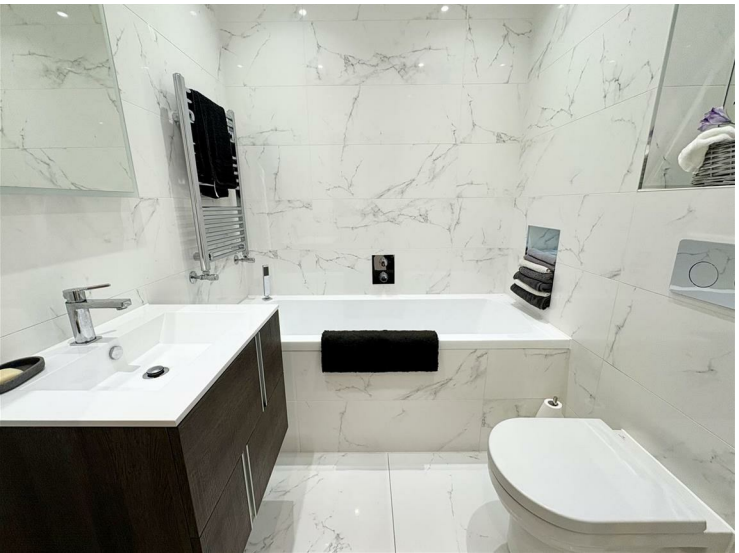
Upon entering, you are greeted by a welcoming hall featuring a security video entry phone system. The heart of the home is the contemporary open-plan lounge, kitchen, and dining area, which boasts underfloor heating throughout, ensuring a warm and inviting atmosphere. The French doors lead to a private patio and garden where you can enjoy delightful views over the beautifully maintained communal gardens. This outdoor space is perfect for relaxation, with its patio and lawn and outside lighting.

The kitchen is equipped with high-quality integrated appliances, including a Siemens induction hob, double oven, combination microwave, fridge freezer, and a Neff dishwasher. The stylish tiled flooring complements the contemporary floor and wall units, while extensive quartz worktops provide ample space for meal preparation. The dining area, semi-divided from the kitchen by a feature breakfast bar, offers plenty of room for a dining table and chairs, creating a bright and airy living space.

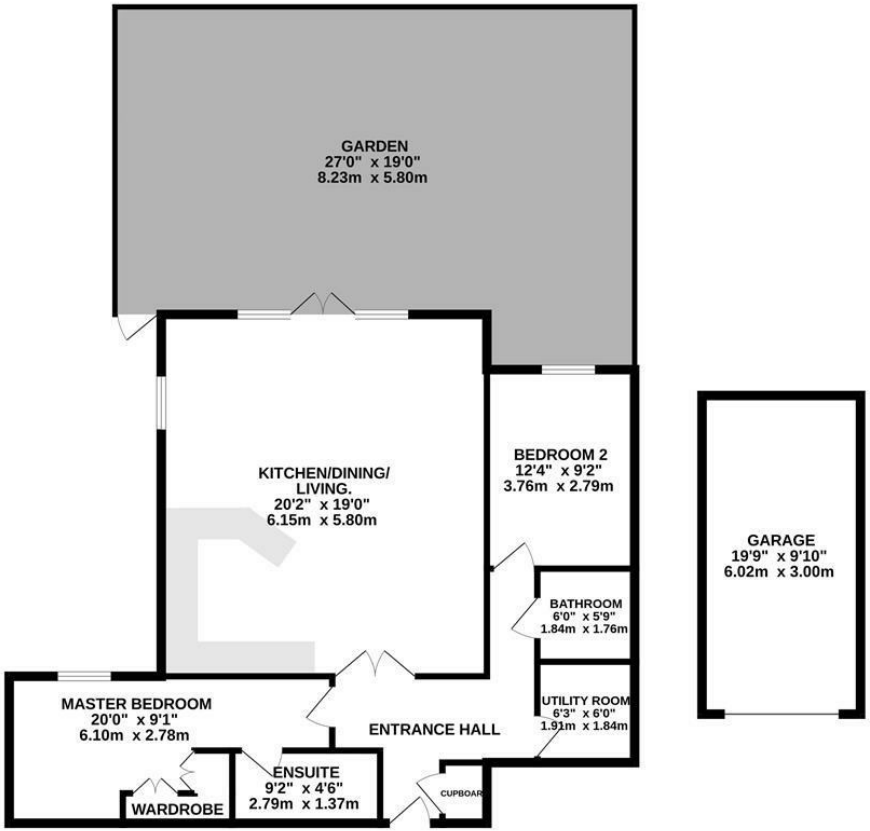
This apartment also features two spacious double bedrooms and two well-appointed bathrooms, ensuring comfort and convenience for residents. Additional benefits include gas-fired underfloor heating and double-glazed windows throughout, enhancing energy efficiency.

Completing this exceptional property is a carport, an allocated parking space, and visitor parking, making it ideal for both residents and guests. This apartment truly must be viewed to appreciate the high standard of finish and quality fixtures and fittings it offers. Don't miss the opportunity to make this exquisite apartment your new home.

Additional Information
Energy Performance Rating: B
Council Tax Band: E
Tenure: Share of Freehold
Lease Years: 999 years from 2018
Lease Years Remaining: 991
Service Charge: Approximately £2,770
Lease Restrictions: To include no pets and no holiday lets
Restrictive Covenants: The property is subject to certain restrictions
Accessibility / Adaptations: Lateral living
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: No
Listed building: No
Tree Preservation Order: Yes
Parking: Garage & communal car park Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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